

ZB# 98-41

Chris Savino

63-7-14

#98-41- Savino, Chris

Area.

63-7-14.

<u>Index.</u>	
Sept. 28, 1998.	
Order ✓	Notice to Contend on 1/28/99.
Title ✓	Letter out 1/29/99.
<u>Public Hearing.</u>	
February 22, 1999.	
Variance (area)	
Granted	
<u>Refund</u>	
\$ 203.00	

DATE January 29, 1999 **RECEIPT** 037501

RECEIVED FROM Christopher Harris

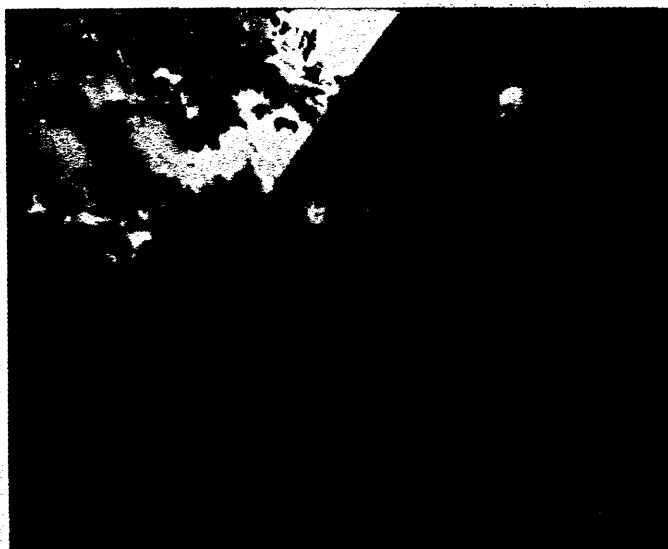
Address

Paying card #4/100 DOLLARS \$ 50 ⁸⁹/₁₀₀
FOR ZBA Application Fee (# 98-41)

ACCOUNT			HOW PAID		
BEGINNING BALANCE			CASH	#543	
AMOUNT PAID			CHECK	50.00	
BALANCE DUE			MONEY ORDER		

Town Clerk

BY Dorothy J. Hanson



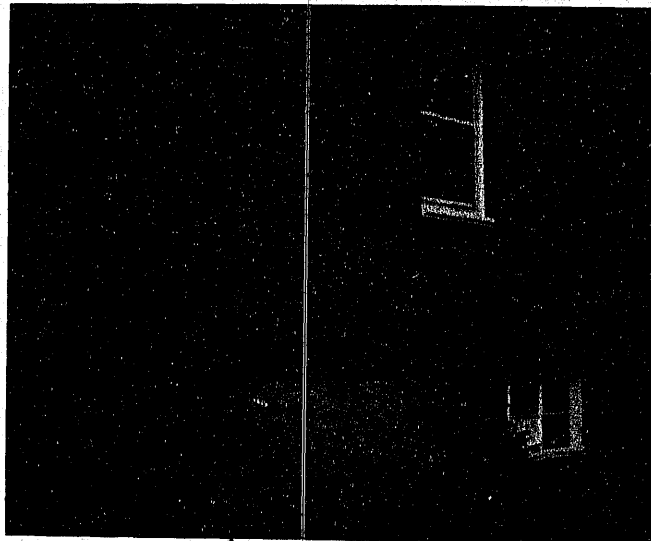
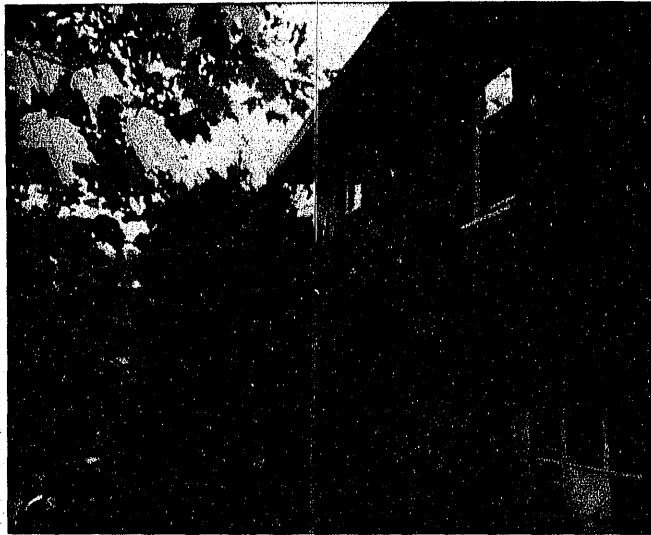
Wilson Jones - Cam

© Wilson Jones, 1989

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	4543
AMOUNT PAID		CHECK	50 00
BALANCE DUE		MONEY ORDER	

BY

Dorothy J. Stanton



APPLICATION FEE (DUE AT TIME OF FILING OF APPLICATION)

APPLICANT: Savino, Chris

FILE# 98-41

RESIDENTIAL: \$50.00
INTERPRETATION: \$150.00

COMMERCIAL: \$150.00

AREA ☒

USE ☐

APPLICATION FOR VARIANCE FEE \$ 50.00

*

*

*

ESCROW DEPOSIT FOR CONSULTANT FEES \$ 300.00

*Paid ck. # 543
1/28/99
ck # 544*

DISBURSEMENTS:

STENOGRAPHER CHARGES: \$4.50 PER PAGE

PRELIMINARY MEETING-PER PAGE 9/28/98-3 \$ 13.50
2ND PRELIMINARY- PER PAGE 2/22/99-3 \$ 13.50
3RD PRELIMINARY- PER PAGE \$ _____
PUBLIC HEARING - PER PAGE \$ _____
PUBLIC HEARING (CONT'D) PER PAGE \$ _____
TOTAL \$ 27.00

ATTORNEY'S FEES: \$35.00 PER MEETING

PRELIM. MEETING: 9/28/98 \$ 35.00
2ND PRELIM. 2/22/99 \$ 35.00
3RD PRELIM. \$ _____
PUBLIC HEARING. \$ _____
PUBLIC HEARING (CONT'D) \$ _____
TOTAL \$ 70.00

MISC. CHARGES:

..... \$ _____
TOTAL \$ 97.00

LESS ESCROW DEPOSIT \$ 300.00
(ADDL. CHARGES DUE) \$ _____
REFUND DUE TO APPLICANT . \$ 203.00

Date 3/1....., 1999.

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553

TO Christopher Savino..... DR.

310 Hickory Avenue, N.W......

DATE

CLAIMED

ALLOWED

3/1/99

Refund of Escrow Dep. - #98-41 ZBA

\$203.00

Approved: Patricia A. Barhart
ZBA.

In the Matter of the Application of

CHRIS SAVINO

#98-41.

**MEMORANDUM OF
DECISION GRANTING
AREA VARIANCE**

WHEREAS, CHRIS SAVINO, residing at 310 Hickory Avenue, New Windsor, New York, N. Y. 12553, has made application before the Zoning Board of Appeals for a 6 ft. side yard variance for construction of an addition at the above single-residence in an R-4 zone; and

WHEREAS, a public hearing was held on the 22nd day of February, 1999 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, the Applicant appeared on behalf of himself for this Application; and

WHEREAS, there were no spectators appearing at the public hearing; and

WHEREAS, no one spoke in favor or in opposition to the Application; and

WHEREAS, a decision was made by the Zoning Board of Appeals on the date of the public hearing granting the application; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor sets forth the following findings in this matter here memorialized in furtherance of its previously made decision in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and in The Sentinel, also as required by law.

2. The evidence presented by the Applicant showed that:

(a) The property is a residential property consisting of a one-family home located in a neighborhood containing one-family homes.

(b) The Applicant seeks a variance in order to construct a stairwell to connect his basement to the residential dwelling thereby enabling access to the basement without exiting the dwelling.

(c) The proposed stairwell must be placed in the area where the basement door exists on the property.

(d) The proposed addition of a stairwell will not create any water hazards or the ponding or collection of water.

(e) The proposed addition of a stairwell is not on top of a sewer or water easement nor does it interfere with sewage collection.

(f) The proposed addition of a stairwell is consistent with the neighborhood and similar to other structures in the neighborhood.

WHEREAS, The Zoning Board of Appeals of the Town of New Windsor makes the following conclusions of law here memorialized in furtherance of its previously made decision in this matter:

1. The requested variance will not produce an undesirable change in the character of the neighborhood or create a detriment to nearby properties.

2. There is no other feasible method available to the Applicant which can produce the benefits sought.

3. The variance requested is substantial in relation to the Town regulations but nevertheless is warranted for the reasons listed above.

4. The requested variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or zoning district.

5. The difficulty the Applicant faces in conforming to the bulk regulations is self-created but nevertheless should be allowed.

6. The benefit to the Applicant, if the requested variance is granted, outweighs the detriment to the health, safety and welfare of the neighborhood or community.

7. The requested variance is appropriate and is the minimum variance necessary and adequate to allow the Applicant relief from the requirements of the Zoning Local Law and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

8. The interests of justice will be served by allowing the granting of the requested area variance.

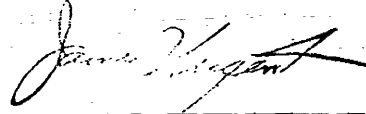
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a request for a 6 ft. side yard variance to allow construction of a stairwell at the above address, in an R-4 zone as sought by the Applicant in accordance with plans filed with the Building Inspector and presented at the public hearing.

BE IT FURTHER

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and Applicant.

Dated: April 12, 1999.

A handwritten signature in cursive script, appearing to read "James H. Hight", is written above a horizontal line.

Chairman

Date 2/23/99, 19.

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Frances Ball DR.

.....Frances Röth
168 N. Drury Lane
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLC
2/22/99	Zoning Board Mtg	75.00	
	Misc - 1		
	Daicone - 12		
	Sawino - 3		
	13.50		
	-16	72.00	
		147.00	

SAVINO, CHRIS

MR. NUGENT: Request for 6 ft. side yard variance for construction of addition at 310 Hickory Avenue in an R-4 zone.

Mr. and Mrs. Chris Savino appeared before the board for this proposal.

MR. NUGENT: Let the record show there's no one in the audience.

MS. BARNHART: Even though we sent out 44 notices to property owners on January 29th.

MR. NUGENT: Make your speech.

MR. SAVINO: I'm trying to build a stairwell to connect my basement cause as of now, it's not connected, that's where the laundry room is, currently, we have to walk out our front steps in all kinds of weather and ice, our house was already too close to the side yard to meet today's standards, so I need, I'm requesting 6 foot, I believe it was variance request.

MS. BARNHART: Six foot side yard.

MR. TORLEY: You're sure it's the right number?

MR. SAVINO: Yes. The house is very small, I want to use the living space inside, I have the roof pitched down.

MR. KANE: Chris, it has to be on that side of the building because that's where the basement door is?

MR. SAVINO: Well, the back side we have plumbing going through that wall and the other side is a garage or basically--

MR. KANE: The only side you can put it on is there?

MR. SAVINO: Yes.

MR. KANE: You're not going to change any water or drainage?

MR. SAVINO: No.

MR. KANE: Are you going to cut any trees down?

MR. SAVINO: No.

MR. KANE: And you're basically putting it also for safety purposes, it's going to be enclosed, you can get safely from upstairs?

MR. SAVINO: Yes, we have another door that leads out on the front side of the house from the basement.

MR. KRIEGER: And it's not going to put it any closer to the road than it is now, right?

MR. SAVINO: No, no, it's not going to, it's actually going to be set in on the house.

MR. KRIEGER: If the addition is allowed, the house would be consistent in appearance with other houses in the neighborhood, not identical?

MR. SAVINO: Yes.

MR. KRIEGER: There's no identical consistent.

MR. TORLEY: This isn't going over any easements or sewer lines?

MR. SAVINO: No, the sewer lines are on that side but they are further out because I already had to find a couple cleanouts.

MR. KRIEGER: Is it going to block or obstruct the view of motorists in any way traveling passed the house?

MR. SAVINO: No, I had put pictures on the application, all tree lined between the two houses on the side.

MR. NUGENT: Going to take the tree out?

February 22, 1999

14

MR. SAVINO: Yes, that shrub we're going to have to take out.

MRS. SAVINO: I think it's just got to be trimmed because it's going as far as the window there.

MR. KRIEGER: Although you have to trim the shrub, you probably have to trim it anyway?

MR. SAVINO: Yes.

MR. KANE: Even though there's no public, would you accept a motion?

MR. NUGENT: Yes, I will.

MR. KANE: I move that the board grant the variance requested by Mr. Savino.

MS. OWEN: Second it.

ROLL CALL

MS. OWEN	AYE
MR. TORLEY	AYE
MR. KANE	AYE
MR. NUGENT	AYE

MR. SAVINO: Thank you.

OFFICE OF THE BUILDING INSPECTOR
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

prelim.
Sept. 28th
98-41

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

**APPLICANT IS TO PLEASE CONTACT THE ZONING BOARD SECRETARY AT (914)563-4630 TO
MAKE AN APPOINTMENT WITH THE ZONING BOARD OF APPEALS.**

DATE: September 8, 1998

APPLICANT: Chris Savino
310 Hickory Avenue
New Windsor, New York 125

PLEASE TAKE NOTICE THAT YOUR APPLICATION DATE: September 8, 1998

FOR : Addition

LOCATED AT: 310 Hickory Avenue

ZONE: R-4

DESCRIPTION OF EXISTING SITE: 63-7-14

IS DISAPPROVED ON THE FOLLOWING GROUNDS:

1. Can not meet side yard setback of 15' proposed setback of 9' with the addition of stairwell 4'2" X 17' 4". Existing side yard is 13' 2".

Louis J. Kuyheon
BUILDING INSPECTOR

PERMITTED

PROPOSED OR
AVAILABLE:

VARIANCE
REQUEST:

ZONE: R-4 USE: Single Family

MIN. LOT AREA:

MIN LOT WIDTH:

REQ'D.. FRONT YD:

REQ'D. SIDE YD: 15' 9' 6'

REQD. TOTAL SIDE YD:

REQ'D REAR YD:

REQ'D FRONTAGE:

MAX. BLDG. HT.:

FLOOR AREA RATIO:

MIN. LIVABLE AREA:

DEV. COVERAGE:

cc: Z.B.A., APPLICANT, FILE ,W/ ATTACHED MAP

S

PLEASE ALLOW FIVE TO TEN DAYS TO PROCESS

IMPORTANT

YOU MUST CALL FOR ALL REQUIRED INSPECTIONS OF CONSTRUCTION

Other inspections will be made in most cases but those listed below must be made or Certificate of Occupancy may be withheld. Do not mistake an unscheduled inspection for one of those listed below. Unless an inspection report is left on the job indicating approval of one of these inspections it has not been approved and it is improper to continue beyond that point in the work. Any disapproved work must be reinspected after correction.

BUILDING DEPARTMENT

SEP 08 1996

RECEIVED

1. When excavating is complete and footing forms are in place (before pouring.)
2. Foundation inspection. Check here for waterproofing and footing drains.
3. Inspect gravel base under concrete floors and underslab plumbing.
4. When framing is completed and before it is covered from inside and plumbing rough-in.
5. Insulation.
6. Plumbing final and final. Have on hand electrical inspection data and final certified plot plan. Building is to be completed at this time. Well water test required and engineer's certification letter for septic system required.
7. Driveway inspection must meet approval of Town Highway Superintendent. A driveway bond may be required.
8. \$50.00 charge for any site that calls for the inspection twice.
9. Permit number must be called in with each inspection.
10. There will be no inspections unless yellow permit card is posted.
11. Sewer permits must be obtained along with building permits for new houses.
12. Septic permit must be submitted with engineer's drawing and perc test.
13. Road opening permits must be obtained from Town Clerk's office.
14. All building permits will need a Certificate of Occupancy or a Certificate of Compliance and there is no fee for this.

PLEASE PRINT CLEARLY

FILL OUT ALL INFORMATION WHICH APPLIES TO YOU

Owner of Premises Chris Savino

Address 310 Hickory Ave New Windsor Phone 914 496-2887

Mailing Address Same

Name of Architect K. Gill

Address Rt. 94 Salisbury Mills N.Y. Phone 496-6154

Name of Contractor G. Roberts Const.

Address 100 Station Rd. Salisbury Mills N.Y. Phone 496-8403

State whether applicant is owner, lessee, agent, architect, engineer or builder Owner

FOR OFFICE USE ONLY

Building Permit # _____

Denied

(Name and title of corporate officer)

BUK Regulations - CANNOT MEET SIDE
YARD REQUIREMENTS OF 15', PROPOSED SIDE YARD
OF 9' Louis Knychev 9/8/98

1. On what street is property located? On the N.W side of HICKORY AVE
(N, S, E or W)
and _____ feet from the intersection of _____
2. Zone or use district in which premises are situated Residential R-4 Is property a flood zone? Y N ☒ V
3. Tax Map Description: Section 63 Block 7 Lot 14
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction.
a. Existing use and occupancy Single Family b. Intended use and occupancy Single Family
5. Nature of work (check if applicable) New Bldg ☐ Addition ☒ Alteration ☐ Repair ☐ Removal ☐ Demolition ☐ Other ☐
Stairwell Addition
6. Is this a corner lot? NO
7. Dimensions of entire new construction. Front 4'2" Rear 4'2" Depth 17'4" Height 15' No. of stories 1
8. If dwelling, number of dwelling units: _____ Number of dwelling units on each floor _____
Number of bedrooms _____ Baths _____ Toilets _____
Heating Plant: Gas _____ Oil _____ Electric/Hot Air _____ Hot Water _____
If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost 5000.00 Fee _____
(To be Paid on this Application)
11. School District Washingtonville

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

1 / 19

APPLICATION FOR BUILDING PERMIT
TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK
Pursuant to New York State Building Code and Town Ordinances

Building Inspector: Michael L. Babcock
Asst. Inspectors: Frank Lisi, Ernst Schmidt
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553
(914) 564-4618 563-4615
(914) 563-4693 FAX

Bldg Insp Examined _____
Fire Insp Examined _____
Approved _____
Disapproved _____
Permit No. _____

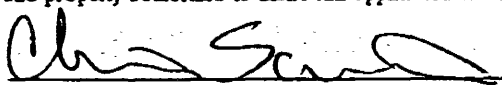
REFER TO:

Planning Board ☐ Highway Dept ☐ Sewer ☐ Water ☐ Zoning Board of Appeals ☐

INSTRUCTIONS

- A. This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- B. Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- C. This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- D. The work covered by this application may not be commenced before the issuance of a Building Permit.
- E. Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- F. No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions, or alterations, or for removal or demolition or use of property as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

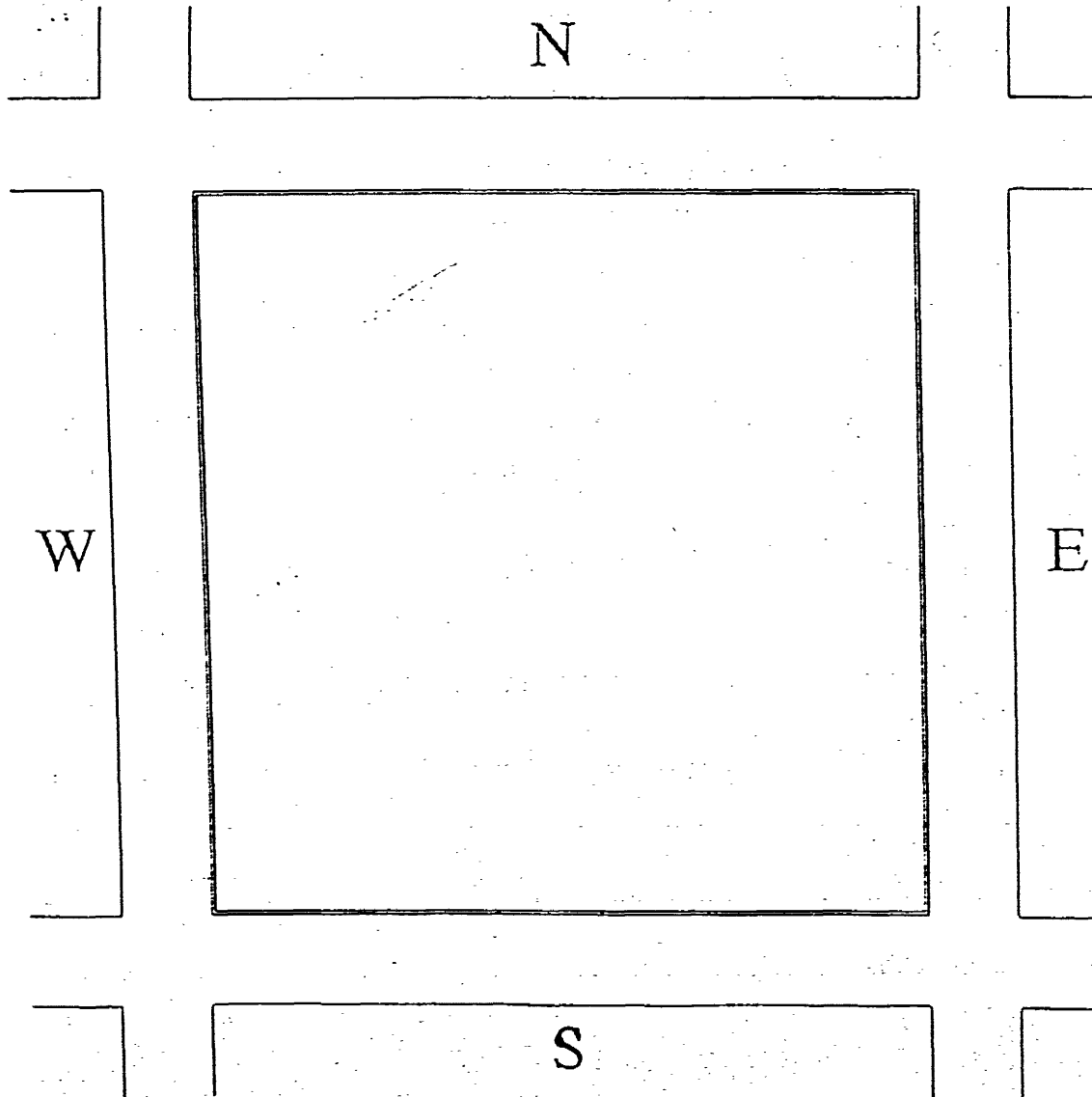

(Signature of Applicant)

310 Hickory Ave New Windsor
(Address of Applicant)

PLOT PLAN

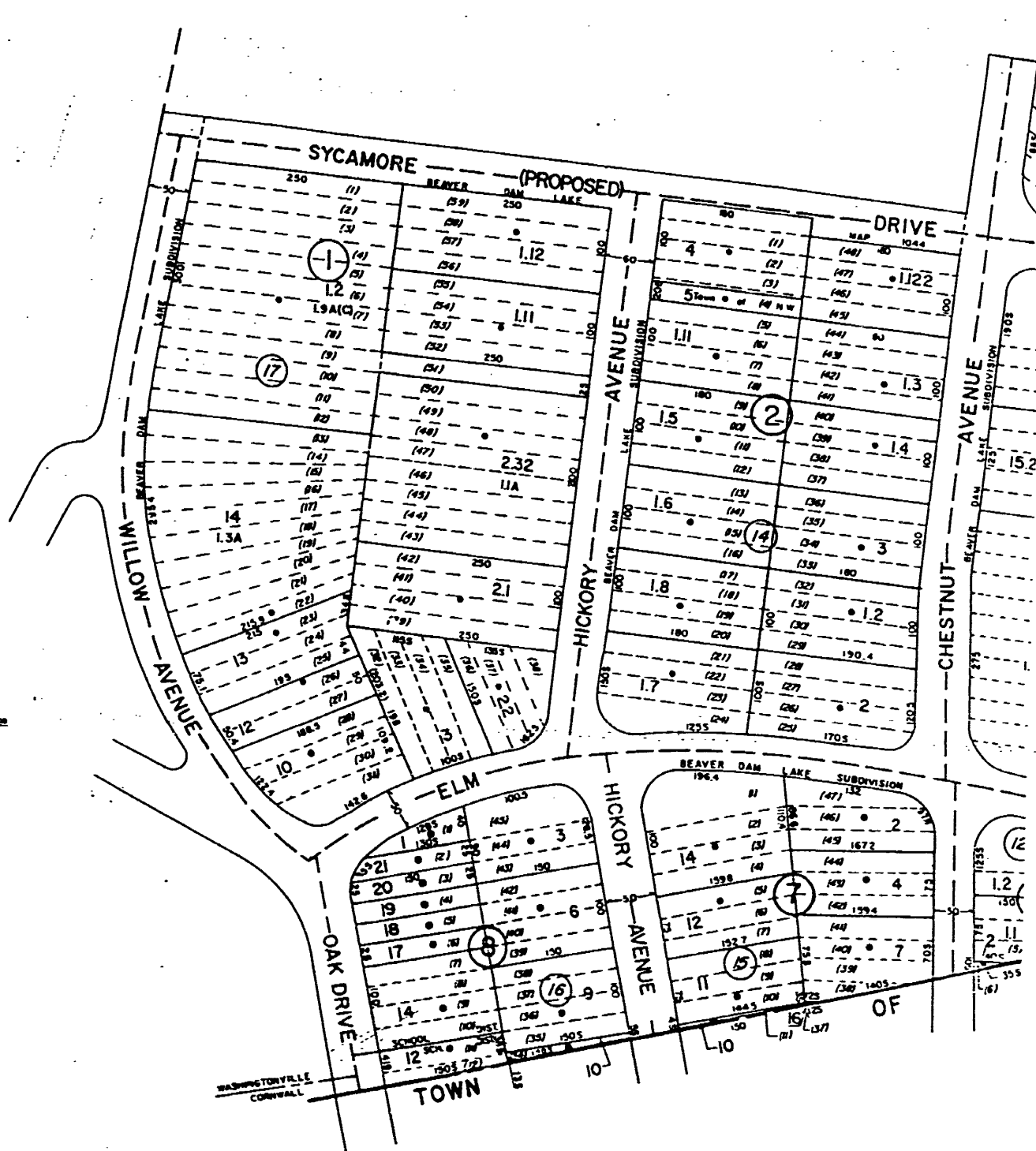
NOTE:

Locate all buildings and indicate all set back dimensions. Applicant must indicate the building line or lines clearly and distinctly on the drawings.



A horizontal ruler with markings from 1 to 5. The markings are evenly spaced and labeled with numbers 1, 2, 3, 4, and 5. The ruler is positioned below the text 'The length of the wire is _____ cm'.

SECTION 57



ALL SALISBURY WREAS

OF NEW W

No 63

118

LEGEND

STATE OR COUNTY LINE	FILED PLAN LOT LINE	TAX MAP BLOCK NO	FILED PLAN BLOCK NO
CITY TOWN OR VILLAGE	EASEMENT LINE	TAX MAP PARCEL NO	FILED PLAN LOT NO
BLOCK & SECTION LIMIT	MATCH LINE	AREAS	STATE HIGHWAYS
SPECIAL DISTRICT LINE	STREAMS	DIMENSIONS	COUNTY HIGHWAYS
PROPERTY LINE			TOWN ROADS

SECTION 57

DRIVE

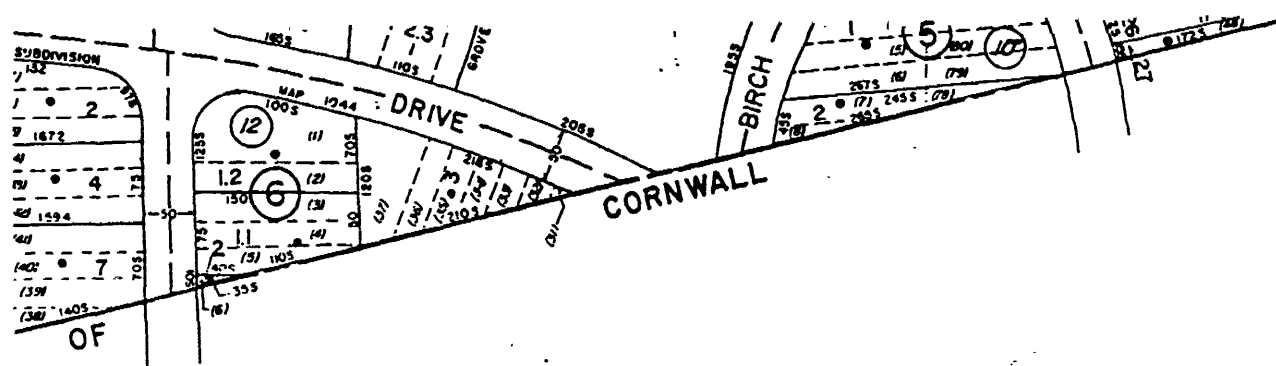
SYCAMORE DRIVE

CHESTNUT AVENUE

BIRCH AVENUE

CORNWALL DRIVE

LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813,



ALL SALISBURY MILLS

FILED PLAN BLOCK NO	2	2
FILED PLAN LOT NO	1	1
STATE HIGHWAYS	STATE HWY NO. 1	
COUNTY HIGHWAYS	COUNTY HWY NO. 1	
TOWN ROADS	TOWN RD.	

ORANGE COUNTY~NEW YORK

Photo No: 7-344 345

Date of Map: 9-24-57

Date of Photo: 3-1-55

Date of Revision: 3-1-93

Scale: 1" = 100'

TOWN OF NEW W

Section No 63

PUBLIC NOTICE OF HEARING BEFORE

ZONING BOARD OF APPEALS

TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals of the TOWN OF NEW WINDSOR, New York, will hold a Public Hearing pursuant to Section 48-34A of the Zoning Local Law on the following Proposition:

Appeal No. 41

Request of Christopher Savino

for a VARIANCE of the Zoning Local Law to permit:

Construction of addition to residential
dwelling w/ insufficient side yard;
being a VARIANCE of Section 48-12 - Table of Use/Bulk-
Regulations - Col. F

for property situated as follows:

310 Hickory Avenue, New Windsor, N.Y.

known as tax lot Section 63 Block 7 Lot 14.

SAID HEARING will take place on the 22nd day of February,
1999, at New Windsor Town Hall, 555 Union Avenue, New Windsor,
New York, beginning at 7:30 o'clock P. M.

James Nugent
Chairman



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (914) 563-4631
Fax: (914) 563-4693

Assessors Office

December 4, 1998

44

Chris Savino
310 Hickory Ave.
New Windsor, NY 12553

Re: 63-7-14

Dear Sir:

According to our records, the attached list of property owners are within five hundred (500) feet of the above referenced property.

The charge of this service is \$65.00, minus your deposit of \$25.00.

Please remit the balance of \$40.00 to the Town Clerk's office.

Sincerely,

Leslie Cook/jdh

LESLIE COOK
Sole Assessor

/jdh
Attachments



62-7-18
Thomas K. & Andrea Cardinal
315 Oak Dr.
New Windsor, NY 12553

63-1-12
Frederick & Florence Laux
8 Willow Ave
New Windsor, NY 12553

63-2-1.8
Leroy A. & Genevieve M. Loughlin
110 Main St.
P.O. Box 246
Hackensack, NJ 07602

62-7-19
Joan M. Carlough
309 Oak Drive
New Windsor, NY 12553

63-1-13
William & Margaret A. Ferris
10 Willow Ave
New Windsor, NY 12553

63-2-2
Pasquale & Frances Carbone
313 Chestnut Ave
New Windsor, NY 12553

52-7-23
Robert & Lynnea Vassas
303 Oak Dr.
New Windsor, NY 12553

63-1-14
Gilbert Scarazzini
4 Willow Ave
New Windsor, NY 12553

63-2-3
Carole Schmitt
321 Chestnut Ave
New Windsor, NY 12553

52-7-26
Joseph Bombardi & Columbia Consigli
34-09 Bell Blvd.
Bayside, NY 11361

63-2-1.11
Ernest Saporito
332 Hickory Ave
New Windsor, NY 12553

63-3-1
Richard & Gail Gorglione
331 Sycamore Dr.
New Windsor, NY 12553

63-1-1.11
John E. & Denise M. Ryan
333 Hickory Ave
New Windsor, NY 12553

63-2-1.2
Jim W. & Theresa E. Eggers
317 Chestnut Ave
New Windsor, NY 12553

63-3-2.1
Catherine E. Anderson
323 Sycamore Dr.
New Windsor, NY 12553

63-1-1.2
County of Orange
155-275 Main St.
Goshen, NY 10924

63-2-1.3
Gerald R. & Mary Louise Corbett
329 Chestnut Dr.
New Windsor, NY 12553

63-3-3.2
Christopher W. & Joanne A. Carter
315 Sycamore Dr.
New Windsor, NY 12553

63-1-2.1
Lawrence D. & Kathleen A. Rossini
19 Hickory Ave
New Windsor, NY 12553

63-2-1.4
Frank M. & Margaret Desimone
325 Chestnut Ave
New Windsor, NY 12553

63-3-8
Adam, George & Anna Kemmler
314 Chestnut Ave
New Windsor, NY 12553

63-1-2.32
Ralph & Yolanda Rossini
45 Hickory Ave
New Windsor, NY 12553

63-2-1.5
Raymond C. & Nancy A. Makofle
328 Hickory Ave
New Windsor, NY 12553

63-3-15.2
Bruce A. & Bonnie R. Natt
324 Chestnut Ave
New Windsor, NY 12553

63-1-3
Martha Shilling & Eileen F. Stine
7 Hibiscus Dr.
Ormond Beach, FL 32176

63-2-1.6
John & Maureen T. Albarino
326 Hickory Ave
New Windsor, NY 12553

63-6-1.1
Antoinette L. Kotite
400 East 52nd St
New York, NY 10022

63-1-10
Donald G. Cuttica
Willow Ave
New Windsor, NY 12553

63-2-1.7
James A. Loniak & Luanne Paton
314 Hickory Ave
New Windsor, NY 12553

63-7-2
Joseph P. Matris Jr.
307 Chestnut Ave
New Windsor, NY 12553

63-7-2

Joseph P. Matriss Jr.
307 Chestnut Ave

New Windsor, NY 12553

63-8-10

Hans & Margaret Linden
Box 272
New Windsor, NY 12553

63-7-4

Christopher J. & Lynn E. Sherwood
305 Chestnut Ave
New Windsor, NY 12553

63-8-12

Robert G. & Charlotte M. Farrell
300 Oak Dr.
New Windsor, NY 12553

63-7-7

Stephen Toth
301 Chestnut Ave
New Windsor, NY 12553

63-8-14

Domenick Savino
238-26-115th Terrace
Elmont, NY 11003

63-7-10

Victor J. & Anna D. Roberts
c/o Carol Indiveri
23 Lancelot Lane
Basking Ridge, NJ 07920

63-8-17

Robert C. & Mary E. Lovely
306 Oak Dr.
New Windsor, NY 12553

63-7-11

Jack C. Mangiaracina, ETAL
c/o Carmela Mangiaracina
302 Hickory Ave
New Windsor, NY 12553

63-7-12

Albert V. & Margaret M. Rosselli
1 Pope Street
Levittown, NY 11756

63-8-1

James & Karen Bothwell
RD#1 Box 692 Arbor Rd.
Campbell Hall, NY 10916

63-8-3

Joann Newcomb
111 Hickory Ave
New Windsor, NY 12553

63-8-6

William C. & Stephanie L. Teser
107 Hickory Ave
New Windsor, NY 12553

63-8-9

Eric A. Lundstrom
103 Hickory Ave
New Windsor, NY 12553

**ZONING BOARD OF APPEALS : TOWN OF NEW WINDSOR
COUNTY OF ORANGE : STATE OF NEW YORK**

In the Matter of the Application for Variance of

Christopher Savino,
Applicant.

98-41.

**AFFIDAVIT OF
SERVICE BY
MAIL**

STATE OF NEW YORK)

) SS.:

COUNTY OF ORANGE)

PATRICIA A. BARNHART, being duly sworn, deposes and says:

That I am not a party to the action, am over 18 years of age and reside at 7 Franklin Avenue, Windsor, N. Y. 12553.

That on Jan. 29, 1999, I compared the 44 addressed envelopes containing the Public Hearing Notice pertinent to this case with the certified list provided by the Assessor regarding the above application for a variance and I find that the addresses are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Patricia A. Barnhart
Patricia A. Barnhart

Sworn to before me this
29 day of Jan, 1999.

Deborah Green
Notary Public

DEBORAH GREEN
Notary Public, State of New York
Qualified in Orange County
4984065
Commission Expires July 15, 1999

Date 10/1/88, 19.....

TOWN OF NEW WINDSOR

**TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553**

TO Frances Roth DR.

168 N. Drury Lane
Newburgh, N.Y. 12550

DATE		CLAIMED	ALLOWED
9/28/98	Zoning Board Mtg	75.00	
	Misc - 2		
	Crossetta - 4		
	Savino - 3 13.50.		
	Amanatides - 3		
	Heester - 3		
	Greer - 4		
	Wilson - 3	99.00	
	82	<u>174.00</u>	

SAVINO, CHRIS

Mr. and Mrs. Chris Savino appeared before the board for this proposal

MR. TORLEY: Request for 6 ft. side yard variance for addition at 310 Hickory Avenue in an R-4 zone.

MR. SAVINO: Trying to connect my basement to my first floor, trying to connect our basement to our first floor. I have a staircase enclosed addition put on because there's no other access other than to go out the house and back in through another door. We have tornado warnings and stuff, we have to run out the front door and back in. We were denied because we're too close to the property line.

MR. KANE: Basically, the addition is for safety reasons to make an entrance.

MR. SAVINO: And a convenience to get access to the laundry room without having to go outside.

MRS. SAVINO: The main entrance to the house was to go outside, the steps get very slippery and we'd like to go straight in instead of going upstairs.

MR. TORLEY: Four foot two inches wide?

MR. SAVINO: Yes.

MR. TORLEY: Can they be covered under the entranceway kind of deal?

MR. BABCOCK: No.

MR. SAVINO: There's not going to be an entrance?

MR. KANE: Just strictly interior.

MR. TORLEY: If there were an outside door, would that follow that?

MR. BABCOCK: No.

MR. KANE: This is the minimum that you need to get this accomplished?

MR. SAVINO: Yes.

MR. TORLEY: Can't get any narrower than four foot wide.

MR. KANE: For the record.

MR. SAVINO: So, I was told I have a couple of pictures of the side of the house where it's going to go.

MR. TORLEY: We have to go through a public hearing.

MS. BARNHART: I told him to bring pictures so you could see.

MR. REIS: Your proposed addition will not block any view or encumber the neighbors in any way?

MR. SAVINO: No.

MR. LUCAS: You're not going to be removing any trees, change any waterways?

MR. SAVINO: No, just some shrubbery.

MR. TORLEY: When you come back for the public hearing, you might want to discuss why it would be economically unfeasible for you to make the entrance on the other side of the house where you wouldn't need a variance.

MS. BARNHART: Just fill out the paperwork, put it in the paperwork.

MR. TORLEY: That's the kinds of thing we need in granting the variance, we can't give you one because you say you want one, the reason why you couldn't put it there.

MR. SAVINO: I had somebody look at it and that is the best place.

MR. TORLEY: Gentlemen?

MR. REIS: Accept a motion?

MR. TORLEY: Yes, sir.

MR. REIS: Make a motion that we set Mr. Savino up for his requested variance at 310 Hickory Avenue.

MR. KANE: Second the motion.

ROLL CALL

MR. REIS	AYE
MR. KANE	AYE
MR. TORLEY	AYE

MR. KRIEGER: If you would address yourself to the criteria on that sheet, that would be helpful since those are the criteria on which the state is mandated that the zoning board must decide.

MR. SAVINO: Okay, thank you.


CHRISTOPHER SAVINO
310 HICKORY AVENUE
NEW WINDSOR, NY 12553-5823

50-7099-2219
5313

544

Date 1/28/99

Pay to the
Order of Town of New Windsor \$ 300⁰⁰/₁₀₀
Three Hundred and ⁰⁰/₁₀₀ Dollars

 **Bank of the Hudson**
21 East Main Street
Washingtonville, New York 10992

For #2BA #98-41 Chris Savino

⑆221970993⑆ 2164017630⑈0544

COLONIAL CLARION WCC


CHRISTOPHER SAVINO
310 HICKORY AVENUE
NEW WINDSOR, NY 12553-5823

50-7099-2219
5313

543

Date 1/28/99

Pay to the
Order of Town of New Windsor \$ 50⁰⁰/₁₀₀
Fifty and ⁰⁰/₁₀₀ Dollars

 **Bank of the Hudson**
21 East Main Street
Washingtonville, New York 10992

For 2BA #98-41 Chris Savino

⑆221970993⑆ 2164017630⑈0543

COLONIAL CLARION WCC

This Indenture, made the 30th **day of** June, **nineteen hundred and ninety-seven**

Between CARL F. WALD and MARIANNE WALD, both residing at 128 Hickory Avenue,

New Windsor, New York 12553,

party of the first part, and CHRISTOPHER SAVINO and ELIZABETH SCHWARTZ, as joint tenants
with the right of survivorship.

both residing at 22 Hill Road, Salisbury Mills, New York 12579,

party of the second part,

Witnesseth, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, ~~situate, lying and being in the~~ described in the attached Schedule A.

Together with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises; To Have And To Hold the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

And the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

And the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

In Witness Whereof, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Carl F. Wald

Carl F. Wald

Marianne Wald

Marianne Wald

STATE OF NEW YORK, COUNTY OF

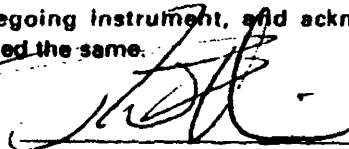
~~ROCKLAND~~ **ORANGE**

ss:

On the 30th day of June, 19 97, before me personally came

CARL F. WALD and MARIANNE WALD

to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they executed the same.



ROBERT S. KLEIN

NOTARY PUBLIC, STATE OF NEW YORK
NO. 01K14689386
QUALIFIED IN ORANGE COUNTY
COMMISSION EXPIRES DEC. 31, 1997

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came

to me known, who, being by me duly sworn, did depose and say that he resides at No.

that he is the
of

, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged that he executed the same.

STATE OF NEW YORK, COUNTY OF

ss:

On the day of 19 , before me personally came

the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he resides at No.

; that he knows to be the individual described in and who executed the foregoing instrument; that he, said subscribing witness, was present and saw

execute the same; and that he, said witness, at the same time subscribed his name as witness thereto.

Bargain and Sale Deed
With Covenant Against Grantor's Acts

Title No. _____

CARL F. WALD and MARIANNE WALD

TO

CHRISTOPHER SAVINO and ELIZABETH A.
SCHWARTZ

Standard Form of New York
Board of Title Underwriters
Distributed by

TITLEUSA Insurance Corporation
of New York

SECTION 63

BLOCK 7

LOT 14

CITY OR TOWN New Windsor

COUNTY Orange

Recorded At Request of

TITLEUSA Insurance Corporation
of New York

RETURN BY MAIL TO:

PHILIP C. SCHIFFMAN, ESQ.
P. O. Box 128
WASHINGTONVILLE, NY 10992

Zip No.

RESERVE THIS SPACE FOR
USE OF RECORDING OFFICE

SCHEDULE "A"

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE TOWN OF NEW WINDSOR, COUNTY OF ORANGE, STATE OF NEW YORK, BEING LOTS NUMBER 1, 2, 3 AND 4 IN BLOCK #15, AS SHOWN ON A MAP ENTITLED BEAVER DAM LAKE SECTION 1, LANDS OF HENRY POWELL PAMSDALL" FILED IN THE ORANGE COUNTY CLERK'S OFFICE ON MAY 5, 1931 AS MAP NUMBER 1044, AND BEING MORE ACCURATELY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING at a point along the Easterly line of Hickory Place, said point being the Southwesterly most corner of the herein described parcel, said point also being the Northwesterly most corner of lands now or formerly Rosselli, Liber 3793 Page 880, running thence along the said Easterly line of Hickory Place North 02°-06'-00" West 100.00 feet; thence along the Southerly line of Elm Drive (unimproved) the following two (2) courses and distances:

1. on a curve to the right with a radius of 40.00 feet and an arc length of 60.73 feet, having a chord bearing and distance of North 41°-23'-46" East 55.06 feet;
2. on a curve to the right with a radius of 1227.42 feet and an arc length of 135.56 feet, having a chord bearing and distance of South 79°-18'-44" East 135.49 feet;

thence along lands now or formerly Thornton, Liber 3191 Page 181, and lands now or formerly Sherwood, Liber 2264 Page 78, South 03°-13'-00" West 110.43 feet; thence along said lands now or formerly Rosselli South 87°-54'-00" West 159.80 feet to the point or place of beginning and containing 0.484 acres of land more or less as surveyed by Daniel P. Yanosh, L.L.S.

SUBJECT to covenants and restrictions and terms and conditions in Liber 1726 cp. 664. Grant in Liber 738 Cp. 460, Liber 775 CP.107, Liber 1029 Cp.282, Liber 1137 Cp. 309, Liber 1165 Cp. 283 and Liber 1308 Cp. 264.

AFFIDAVIT OF TITLE

RD-33-26450

STATE OF NEW YORK)
COUNTY OF ORANGE)ss:

ELIZABETH SCHWARTZ, being duly sworn, deposes and says:

1. That I reside at 22 Hill Road, Salisbury Mills, New York.
That I am one of the Purchasers of property located at 128 Hickory
Avenue, Townof New Windsor 63-7-14.

2. That I have not been known by any other name than
ELIZABETH SCHWARTZ during the past ten (10) years. There are no
judgments, warrants, federal or state tax liens or bankruptcy
proceedings against me in any Court of this state or of the United
States. The liens in the above number title, report, if any, are
not against me, but against a person of similar name. I never
resided at or did business at the addresses of the debtors recited
therein.


ELIZABETH SCHWARTZ

Sworn to before me this
30th day of June, 1997

**HARDENBURGH ABSTRACT CO.
ORANGE COUNTY, INC.**

12 Scotchtown Avenue • P.O. Box 638
Goshen, New York 10924
(914) 294-8809 • 294-5085
343-8678

INVOICE 31175

Philip C. Schiffman, Esq.
P.O. Box 128
11 East Main Street
Washingtonville, NY 10992

INVOICE
DATE June 9, 1997

WD-1190

OUR ORDER NO.
D-33-26450

YOUR ORDER NO.

For: Mortgage Title Insurance in the amount of \$127,812.00
insuring Federal Standard Mortgage Banking Corporation.
For: Fee Title Insurance in the amount of \$128,900.00
insuring Christopher Savino and Elizabeth Schwartz.

\$210.00

\$831.00

TRANSFER TAX

MORTGAGE TAX BORROWER

MORTGAGE TAX LENDER

RECORDING FEES:

() DEED (S)

() MORTGAGE (S)

() SATIS. OF MORTGAGE (S)

() RELEASE OF MORTGAGE (S)

() SATIS. OF JUDGEMENT (S)

() ASSIGNMENTS

() BALLOAN AGREEMENT

() EXTENSION AGREEMENT

() REAL PROPERTY TRANSFER & GAINS AFFIDAVIT

933 50

22

40

30

1025 50

1241⁰⁰ TITLES
1025⁵⁰ TITLES
2266⁵⁰ TITLES

DEPARTMENTAL SEARCHES

SURVEY INSPECTION

TAX SEARCH

OUT OF COUNTY CLOSING

FRANCHISE TAX SEARCH

FEDERAL EXPRESS

8.1 (ENVIRONMENTAL) ENDORSEMENT

WAIVER OF ARBITRATION

SURVEY COVERAGE ENDORSEMENT

VARIABLE RATE ENDORSEMENT

REVOLVING CREDIT ENDORSEMENT

CONDOMINIUM ENDORSEMENT

MARKET VALUE POLICY RIDER

OTHER Residential Mtg. Pnd.

\$100.00

\$ 25.00

\$ 25.00

\$ 25.00

\$ 25.00

17.41

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE

98-41

Date: 1/26/99

I. ✓ Applicant Information:

- (a) Christopher Savano 310 Hickory Ave New Windsor 496-2887
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) Gary Roberts Station Rd Salisbury Mills 496-8403
(Name, address and phone of contractor/engineer/architect)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) R-4 310 Hickory Ave New Windsor 63-7-14 0.484
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? residential, R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 6/30/97
- (e) Has property been subdivided previously? NO
- (f) Has property been subject of variance previously? NO
If so, when? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Building/Zoning Inspector? NO
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: NO
- _____

IV. Use Variance. N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____

(b) The legal standard for a "use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

(c) Applicant must fill out and file a Short Environmental Assessment Form (SEQR) with this application.

(d) The property in question is located in or within 500 ft. of a County Agricultural District: Yes _____ No X.

If the answer is Yes, an agricultural data statement must be submitted along with the application as well as the names of all property owners within the Agricultural District referred to. You may request this list from the Assessor's Office.

✓ V. Area variance:

(a) Area variance requested from New Windsor Zoning Local Law, Section ~~48-34A~~ Table of USE/Bulk Regs., Col. F.
48-12.

<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area _____	_____	_____
Min. Lot Width _____	_____	_____
Reqd. Front Yd. _____	_____	_____
Reqd. Side Yd. <u>15'</u>	<u>9'</u>	<u>6'</u>
Reqd. Rear Yd. _____	_____	_____
Reqd. Street Frontage* _____	_____	_____
Max. Bldg. Hgt. _____	_____	_____
Min. Floor Area* _____	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** _____	_____	_____
Parking Area _____	_____	_____

* Residential Districts only

** No-residential districts only

✓ (b) In making its determination, the ZBA shall take into consideration, among other aspects, the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. Also, whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance; (2) whether the benefit sought by the applicant can be achieved by some other method feasible for the applicant to pursue other than an area variance; (3)

whether the requested area variance is substantial; (4) whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and (5) whether the alleged difficulty was self-created. Describe why you believe the ZBA should grant your application for an area variance:

Currently have to go outside and down front stairs to gain
Access to Basement where laundry room is located, Addition will
allow inside Access to laundry room, Basement etc.
There would be no adverse effect on the Neighborhood in
granting this variance.

(You may attach additional paperwork if more space is needed)

VI. Sign Variance: N/A

(a) Variance requested from New Windsor Zoning Local Law,
 Section _____, Regs.

	<u>Requirements</u>	<u>Proposed or Available</u>	<u>Variance Request</u>
Sign 1	_____	_____	_____
Sign	_____	_____	_____
Sign 3	_____	_____	_____
Sign	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

(b) Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or over size signs.

(c) What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: N/A

(a) Interpretation requested of New Windsor Zoning Local Law,
 Section _____, Table of _____ Regs.,
 Col. _____.

(b) Describe in detail the proposal before the Board:

✓ VIII. Additional comments:

(a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or

upgraded and that the intent and spirit of the New Windsor Zoning is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

Proposed addition will blend in with House

IX. Attachments required:

- ☒ Copy of referral from Bldg./Zoning Insp. or Planning Bd.
- ☒ Copy of tax map showing adjacent properties.
- ☒ N/A Copy of contract of sale, lease or franchise agreement.
- ☒ Copy of deed and title policy.
- ☒ Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot in question.
- ☒ N/A Copy(ies) of sign(s) with dimensions and location.
- ☒ Two (2) checks, one in the amount of \$ 50.00 and the second check in the amount of \$ 300.00, each payable to the TOWN OF NEW WINDSOR.
- ☒ Photographs of existing premises from several angles.

X. Affidavit.

Date: 11/26/99

STATE OF NEW YORK)
) SS.:
COUNTY OF ORANGE)

The undersigned applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to the best of his/or information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance granted if the conditions or situation presented herein are materially changed.

Christopher S. ...
(Applicant)

Sworn to before me this

28th day of January, 1999.

Patricia A. Barnhart

XI. ZBA Action:

(a) Public Hearing date: _____

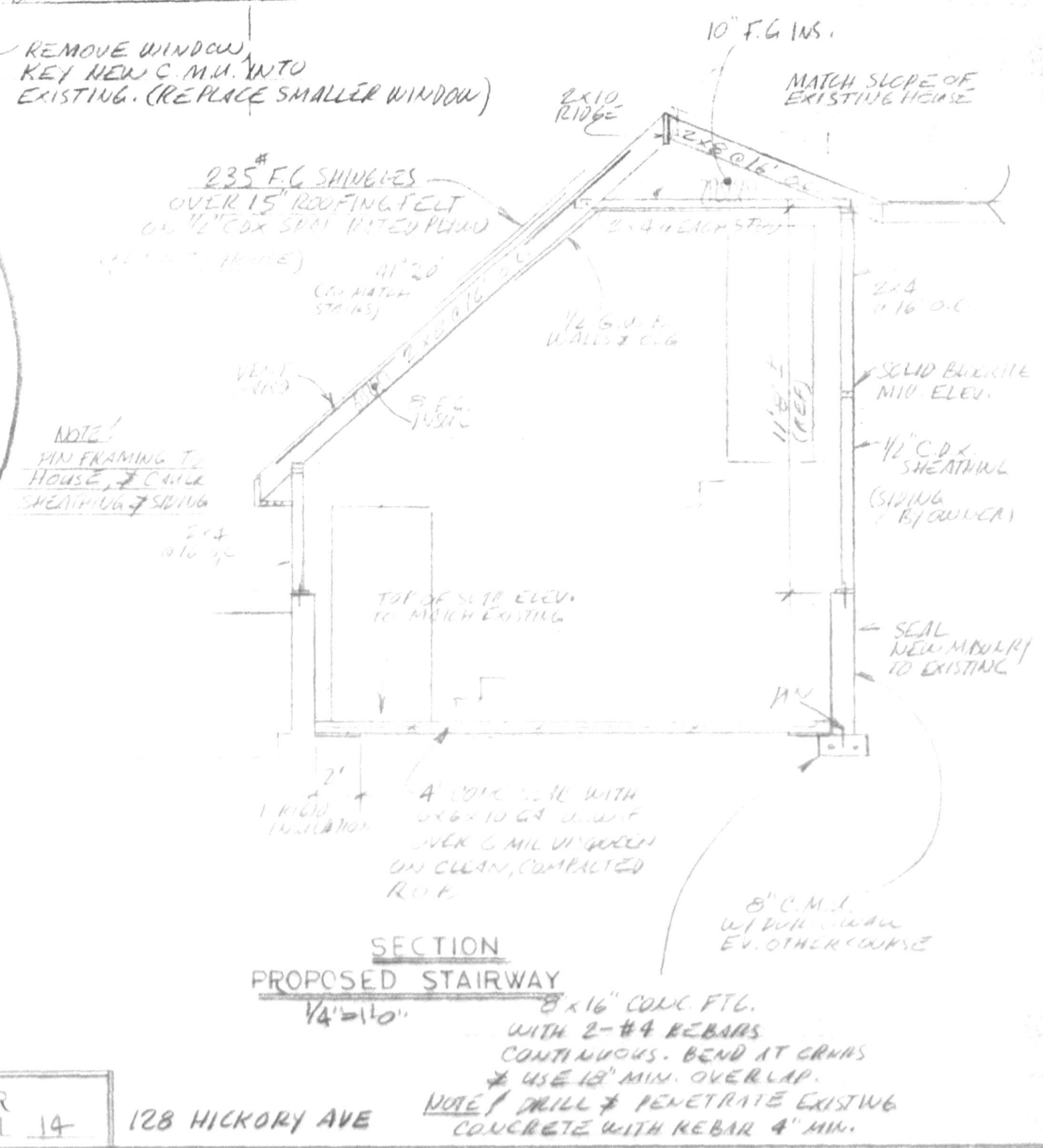
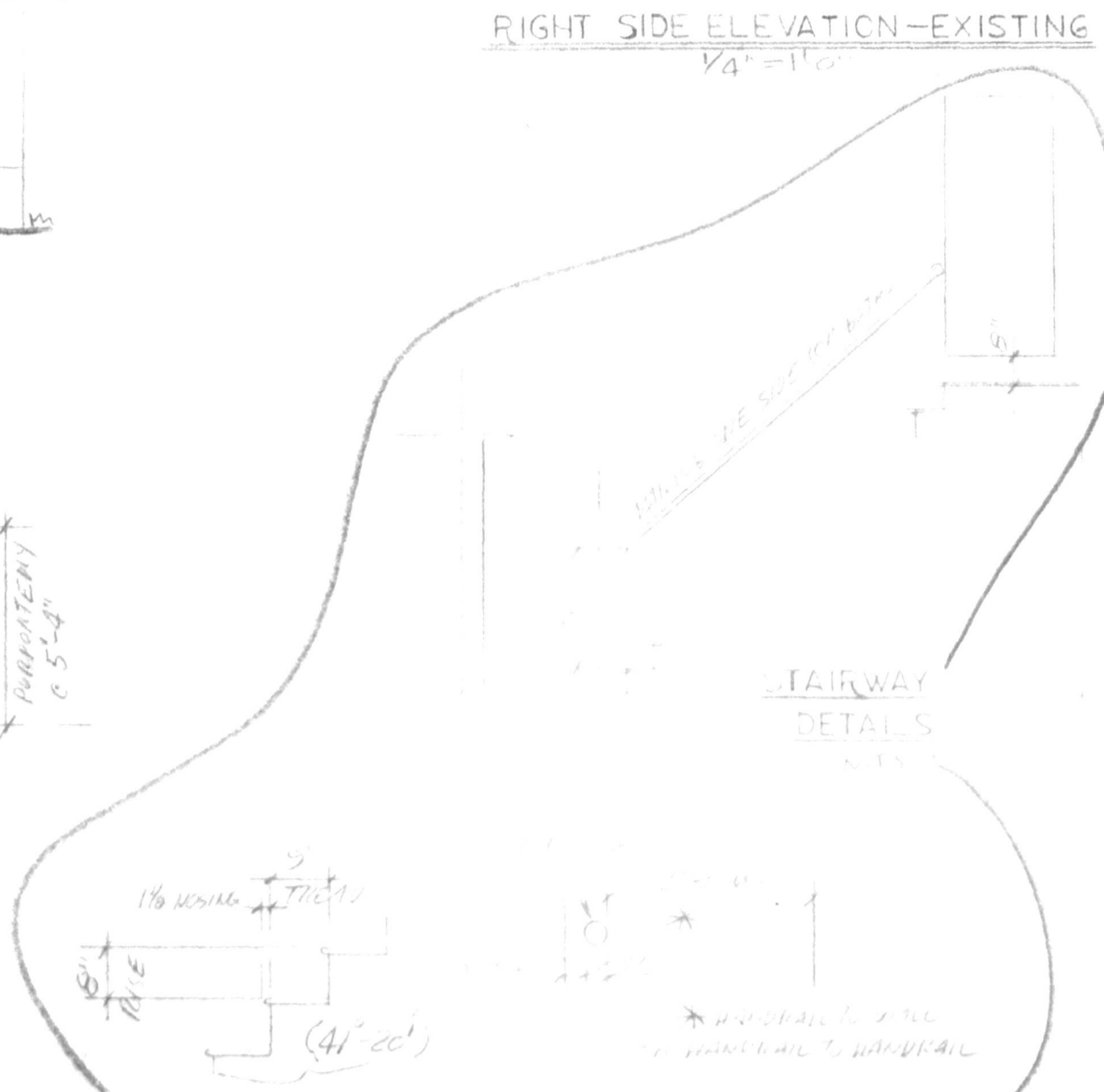
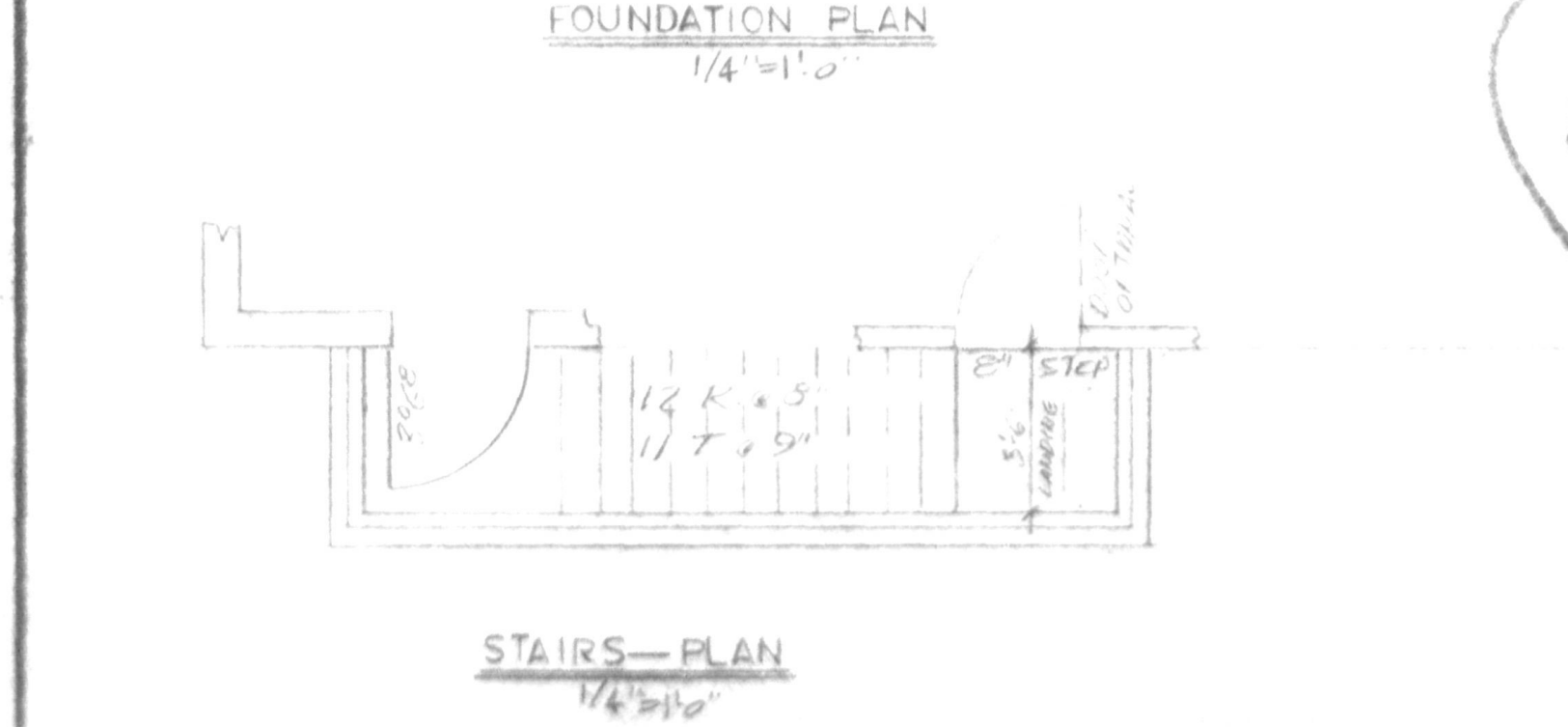
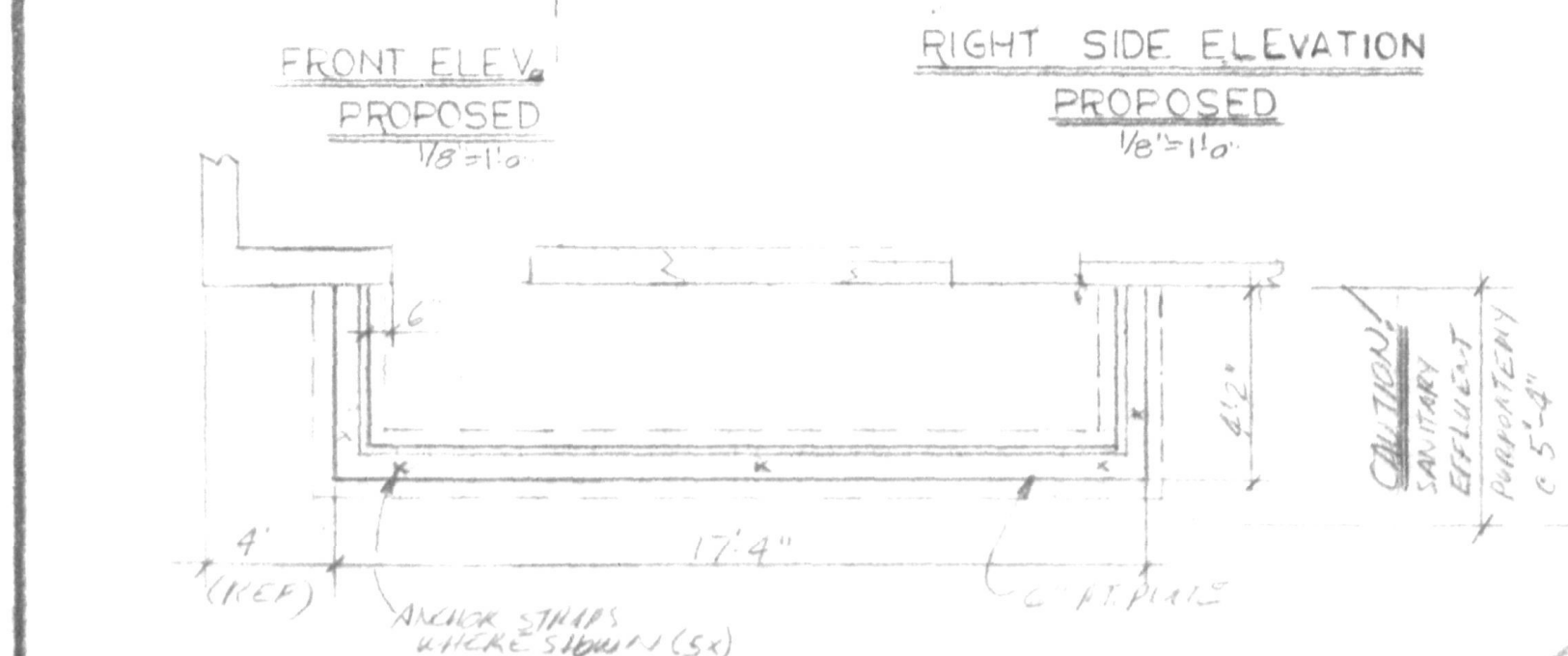
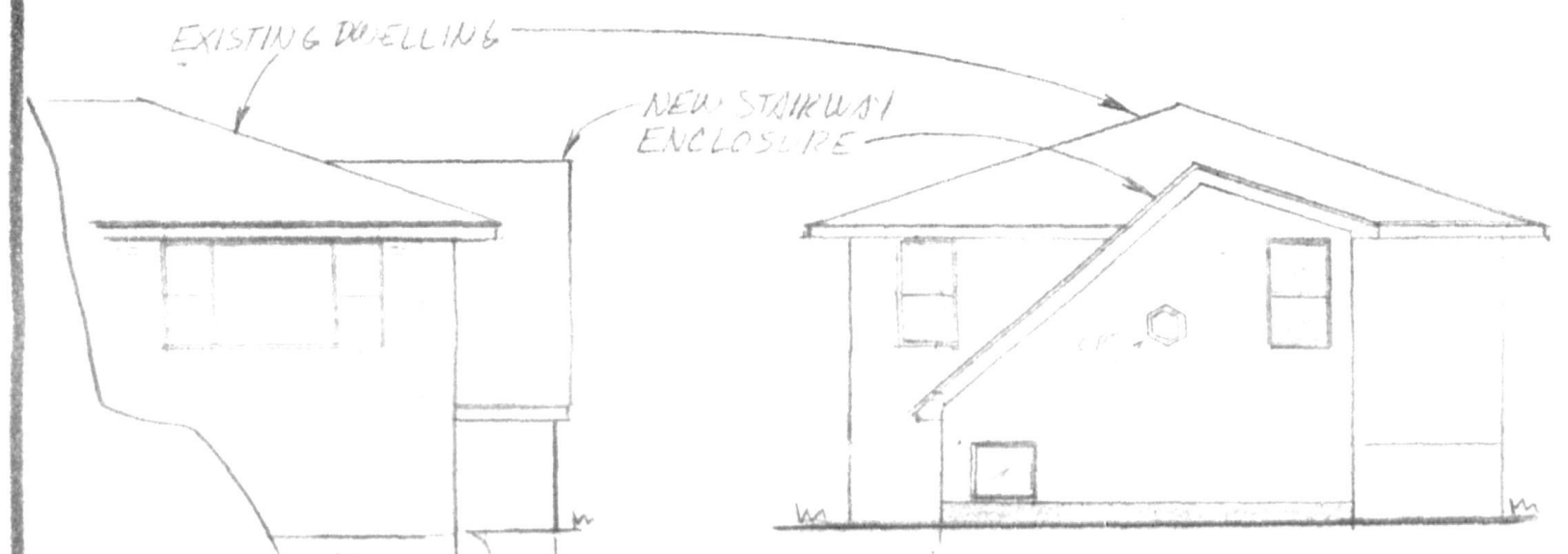
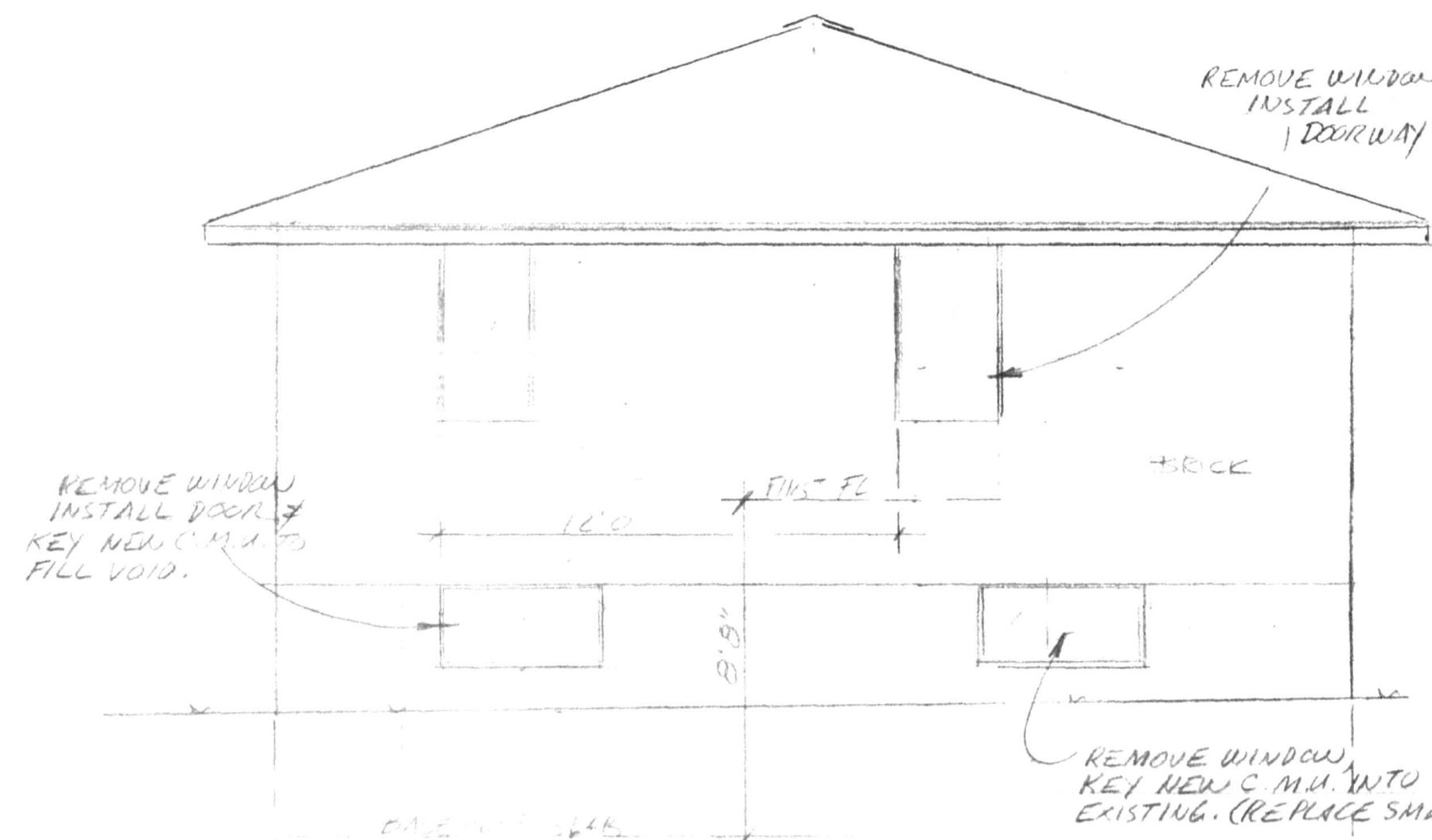
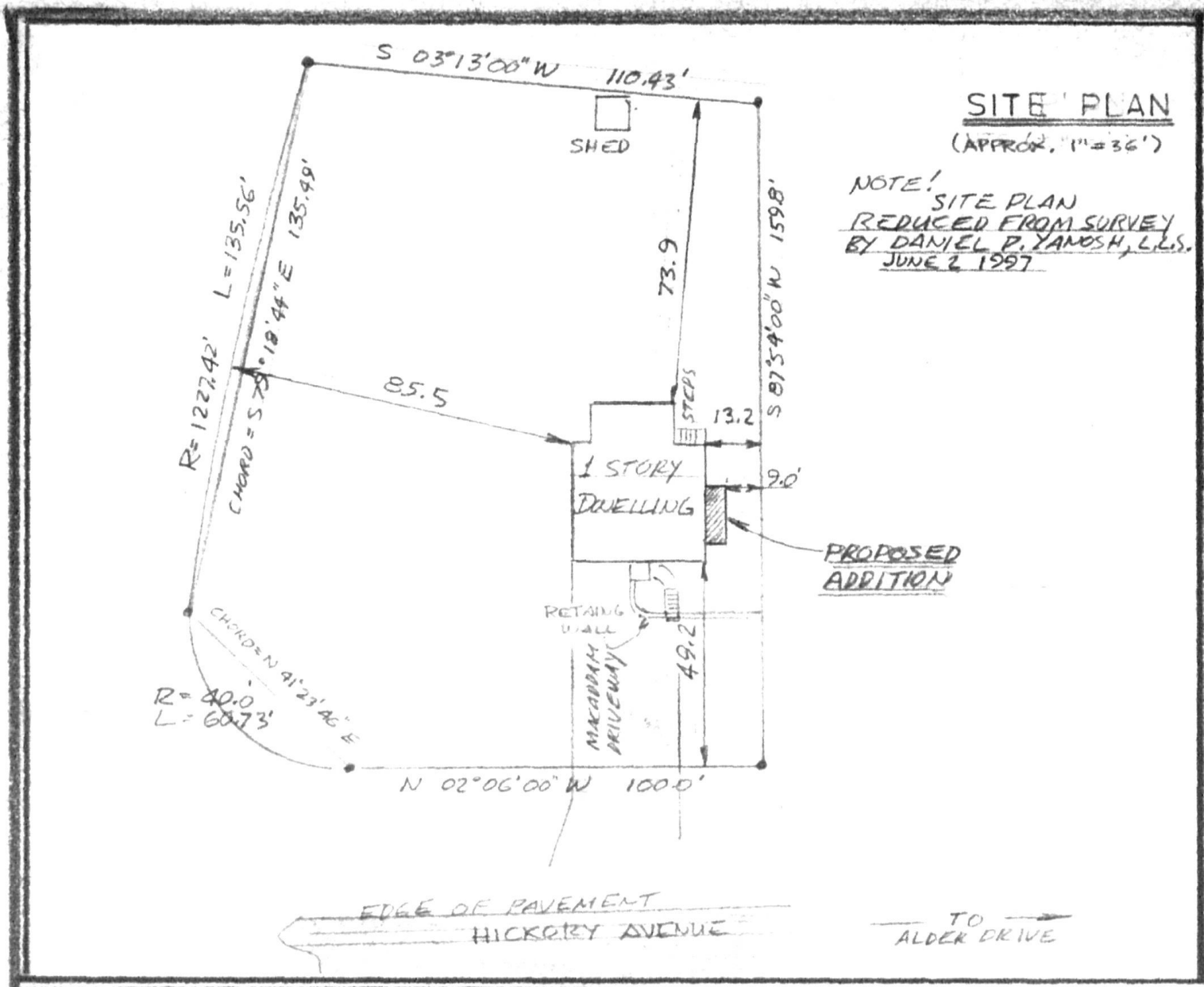
PATRICIA A. BARNHART
Notary Public, State of New York
No. 01BA4904434
Qualified in Orange County
Commission Expires August 31, 1999.

(b) Variance: Granted (____) Denied (____)

(c) Restrictions or conditions: _____

NOTE: A FORMAL DECISION WILL FOLLOW UPON RECEIPT OF THE PUBLIC HEARING MINUTES WHICH WILL BE ADOPTED BY RESOLUTION OF ZONING BOARD OF APPEALS AT A LATER DATE.

(ZBA DISK#7-080991.AP)



- GENERAL NOTES**
- Contractor and/or subcontractors doing any work under this contract shall provide owner with certificates of liability and property damage insurance FOR BUILDING INSPECTOR.
 - All bids, general and specific, shall include all items on drawings as well as those items not listed but considered standard with building and fire code compliance.
 - Contractor shall check all dimensions on plans against field conditions prior to construction and shall report any discrepancies to the architect/certified engineer.
 - The architect/certified engineer shall be responsible only for these working drawings unless retained by owner for inspection and/or supervision of this construction.
 - The contractor shall be responsible for removal of all debris resulting from this construction and shall maintain, with good workmanship practices, a safe and clean condition of the site; and shall adhere to a reasonable time frame for completion of this project.
 - All construction shall conform to N.Y. State uniform fire prevention and building codes, and all local codes, including plumbing, heating, and electric.
 - Design Loading:
Roof: 35 PSF snow load plus dead load.
Floor: 40 PSF live load plus dead load.
Auto: 150 PSF live load plus dead load.
 - All concrete shall be 3,000 PSI Mix (min.).
 - Structural lumber shall be 1,150 PSI (min.) stress grade unless otherwise specified.

HEADER SCHEDULE

Openings up to 4'-0" - 2-2x8
Openings up to 6'-0" - 2-2x10
Openings up to 8'-0" - 2-2x12
Unless otherwise specified

TOWN OF NEW WINDSOR
S-63-B-7-L-14
128 HICKORY AVE

CHRISTOPHER SAVINO
ELIZABETH SCHWARTZ
RESIDENCE
PROPOSED ADDITION
STAIRWAY & ENCLOSURE

PLANS REVIEWED FOR
STRUCTURAL ADEQUACY

SCALE: NOTED DATE: 6/24/98 BY: G.K.

LOUIS J. CASINO
LICENSED PROFESSIONAL ENGINEER
UNIVERSITY OF THE STATE OF NEW YORK
PE 47764
Louis J. Casino, P.E.